

## **Section 6 – CONSOLIDATED PLAN REFERENCE TOOLS**

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## 6.1 Glossary

The terms and acronyms listed in this glossary, when used in the Plan, have the meanings set forth below unless they are used in a section that defines them differently or the context suggests otherwise.

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- **“ACS”** – American Community Survey
- **“ADDI”** – American Dream Downpayment Initiative
- **“affordable housing”** – a housing unit for which the occupant is paying no more than 30% of household income for gross housing costs, including utility costs paid by the occupant.
- **“affordable workforce housing”** – affordable housing for households with incomes between 31 and 80% of median income.
- **Aging & Disability Services (ADS)** - is sponsored by the City of Seattle, King County, & United Way of King County, which serve as a policy setting board of the agency. ADS is also the assigned Area Agency on Aging for the Seattle-King County region & administers the Mayor's Office for Senior Citizens (MOSC).
- **“American Community Survey”** – a new tool developed by the U.S. Census Bureau, the ACS is an ongoing statistical summary of a sample group of households, which has been released each year since 2005 and which will replace the census long form in 2010. ACS estimates are based on a sample (about 1 in 40 households nationwide per year) and are subject to sampling error.
- **“American Dream Downpayment Initiative”** – provides downpayment, closing costs, and rehabilitation assistance to eligible individuals; is administered as part of the federal HOME Program.
- **“assisted housing”** – owner-occupied or rental housing that is subject to restrictions on rents, rate of return, or sale prices as a result of any of the following: one or more governmental subsidies provided with respect to such housing, including grants, loans, or rent subsidies from public funds; any land use bonus; a transfer of development rights; or use of bonus contributions or mitigation funds administered by the City; or tenant-based subsidies such as Section 8 vouchers.
- **“burdened by housing costs”** – see Glossary definition of “housing cost burden”
- **“CDBG”** – Community Development Block Grant
- **“chronically homeless”** – According to HUD, a person is defined as being “chronically homeless” if he or she has a disabling condition and has been continuously homeless for a year or more or has had at least four episodes of homelessness in the past three years.

- **“Community Development Block Grant”** – a federal program authorized by the Housing and Community Development Act of 1974, which replaced several community development categorical grant programs. CDBG provides eligible metropolitan cities, urban counties (called "entitlement communities") and states with annual direct grants that they can use to revitalize neighborhoods, expand affordable housing and economic opportunities, and/or improve community facilities and services, principally to benefit households with incomes not exceeding 80% of median income.
- **“Comprehensive Plan”** – Seattle’s Comprehensive Plan, as approved and amended, adopted in accordance with the State of Washington Growth Management Act, RCW Chapter 36.70A.
- **“consistent with the Consolidated Plan”** – A jurisdiction’s certification that an application is consistent with its Consolidated Plan means the jurisdiction’s Plan shows need, the proposed activities are consistent with the jurisdiction’s strategic plan, and the location of the proposed activities is consistent with geographic areas specified in the Plan. The jurisdiction shall provide the reasons for the denial when it fails to provide a certification of consistency.
- **“credit enhancement”** – a variety of provisions that may be used to reduce the credit risk of an obligation (e.g. loan guarantee, where the City is contractually bound to meet the obligations of one party should that party default).
- **“Department of Planning & Development”** – the Seattle Department of Planning and Development, and any successor departments or offices of the City.
- **“DPD”** – Department of Planning and Development
- **“disabled household”** – a household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. (See Glossary definition of “person with a disability”.)
- **Domestic Violence & Sexual Assault Prevention (DVSAP)** (formerly the Domestic and Sexual Violence Prevention Office) guides the City's response to domestic violence through: planning, policy and program development, interdepartmental coordination, education and training, consultation and technical assistance, resource development, research, and provision of contracted services.
- **“elderly person”** – see “senior person”
- **“emergency shelter”** – any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.
- **“Emergency Shelter Grant”** – a federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional

shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness.

- **“ESG”** – Emergency Shelter Grant
- **“extremely low-income household”** – a household whose income does not exceed 30% of median family income, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 30% of the median for the area on the basis of findings by HUD that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.
- **“Fair Housing Act”** – the federal Fair Housing Act, 42 USC Sec. 3601 et seq., as amended, which requires, among other things, that owners of rental housing generally not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or familial status.
- **“Family”** – for the purpose of describing relative housing needs among low-income households, the term “family” means a group of two or more people who reside together and who are related by birth, marriage, or adoption (U.S. Census definition).
- **“Family Self-Sufficiency Program (FSS)”** – a program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources, to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.
- **“Federal Housing Administration”** – a division of the Department of Housing and Urban Development. Its main activity is the insuring of residential mortgage loans made by private lenders. FHA also sets standards for underwriting mortgages.
- **“FHA”** – Federal Housing Administration
- **“FHA mortgage limit”** The one-family mortgage limit for the Seattle-Bellevue-Everett Metropolitan Statistical Area (MSA), as reported annually by HUD.
- **“HIV/AIDS”** – the disease of human immunodeficiency virus/acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.
- **“HMIS”** – Homeless Management Information System (see also Glossary definition for “Safe Harbors”)
- **“HOME”** – HOME Investment Partnership

- **“HOME Investment Partnership”** – a federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and ownership housing for low- and very low-income households.
- **“Homebuyer Assistance Program”** – a City of Seattle program designed to assist low-income households to purchase homes in the City of Seattle.
- **“Homeless”** – a family or individual that
  - (1) lacks a fixed, regular, and adequate nighttime residence; or
  - (2) has, or had within 30 days before occupancy of subsidized rental housing, a primary nighttime residence that is
    - (a) a supervised, publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels and congregate shelters); or
    - (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or
    - (c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings; or
    - (d) transitional housing,
  - or
  - (3) is certified by a public or non-profit agency, acceptable to the City, to be in imminent danger of becoming a homeless family or individual under paragraph (1) or (2) above.
- **Homelessness Intervention & Block Grant Administration (HIBGA)** a division of the Seattle Human Services Department that provides resources and services to residents of Seattle to help them find, keep, and maintain shelter and housing, as well as receive adequate nutritional support and stable employment opportunities. In addition, this division funds capital improvements for community facilities.
- **“Homeless Management Information System”** – a database used to collect and analyze information about people who are homeless and to learn more about the emergency services they use. King County’s Homeless Management Information System is called Safe Harbors and is managed by the City of Seattle’s Human Services Department, King County’s Department of Community and Human Services, and United Way of King County. Local jurisdictions must have an HMIS to be competitive for Federal McKinney-Vento funding and for Washington State Department of Community, Trade & Economic Development homeless service funds.
- **“HomeWise”** – a City of Seattle housing program designed for low-income homeowners and renters. HomeWise offers low interest home repair loans, weatherization grants and green grants for installing sustainable products.
- **“HOPE VI”** – a funding program sponsored by the U. S. Department of Housing and Urban Development. Seattle Housing Authority has secured over \$135 million through this program to redevelop four housing communities in Seattle: High Point, NewHolly, Rainier Vista and Westwood Heights. HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, and community & supportive services.

- **“HOPWA”** – Housing Opportunities for Persons with AIDS (see definition of this federal program below)
- **“household”** – one or more persons occupying a housing unit (U.S. Census definition). Also see Glossary definition of “Family.”
- **“housing cost burden”** – the extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. A household that pays 31-50% of gross household income for housing costs is considered to face a “housing cost burden.” A household that pays 51-75% of gross household income for housing costs is considered to face a “severe housing cost burden.” A household that pays more than 75% of gross household income for housing costs is considered to face a “very severe housing cost burden.”
- **“Housing Investment Area”** – a geographic area in which specific housing strategies and resources have been identified to help accomplish revitalization goals. Housing Investment Area boundaries are based on certain criteria, including selected indicators of economic distress. See Appendix G of this Consolidated Plan.
- **“Housing Levy”** – see Glossary definition of “Levy”
- **“Housing Opportunities for Persons with AIDS”** – a federal program that provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Grants are provided by selection through a national competition of projects proposed by state and local governments and nonprofit organizations.
- **“housing problems”** – Housing problems include “housing cost burden” (see Glossary definition) and/or “overcrowding” (see Glossary definition) and/or lacking complete kitchen or plumbing facilities.
- **“housing unit”** – an occupied or vacant house, apartment or single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).
- **“HSD”** – Human Services Department
- **“HSD Director”** – the Director of the Seattle Human Services Department, including any director or other head of any department or office that shall succeed to functions of HSD described in the Plan. If more than one such successor department or office, the term HSD Director shall mean the appropriate official according to the allocation of functions between or among such departments.
- **“Human Services Department”** – the Seattle Human Services Department, and any successor departments or offices of the City.
- **“HUD”** – United States Department of Housing and Urban Development

- **“lead-based paint hazard”** – any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects.
- **“Levy”** – the housing programs funded by the levy of additional taxes authorized by the Seattle voters in 2002.
- **“low-income household”** – a household whose income does not exceed 80% of median family income, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of findings by HUD that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. Note, for CDBG program purposes, HUD defines “low-income household” as a household having an income equal to or less than 50% of median income.
- **“Managing for Results”** – the City of Seattle budget framework that demonstrates better government and a high return on investment.
- **“McKinney”** – McKinney Homeless Assistance Program
- **“McKinney Homeless Assistance Program”** – a federal program administered by the U.S. Department of Housing and Urban Development that consists of several component parts, including supportive housing for persons with disabilities, transitional housing, SRO Moderate Rehabilitation, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and special housing services for people with AIDS.
- **“median income”** – median family income for the Seattle-Bellevue-Everett Division of the Seattle-Tacoma-Bellevue Metropolitan Area, as published from time to time by HUD, with adjustments for smaller or larger families or, when the term is used in reference to rents, with adjustments according to average size of household considered to correspond to the size of the housing unit. See detailed notes on median income use in the Housing Market Analysis section of the Needs Assessment chapter and Appendices.
- **“MFI”** – median family income; see “median income”
- **“MI”** – median income
- **“moderate-income household”** – a household whose income is between 81 and 95% of median income, as determined by HUD, with adjustments for smaller or larger families. Note, for CDBG program purposes, HUD defines “moderate-income household” as a household whose income does not exceed the Section 8 low-income limit, established by HUD.
- **“Neighborhood Revitalization Strategy Area (NRSA)”** – a comprehensive approach to address economic development needs in particular neighborhoods. These strategies tie

five-year outcome based (quantifiable) benchmarks to CDBG funding decisions and offer public agencies and Community Based Development Organizations (CDBO) enhanced flexibility in undertaking activities with CDBG funds in these neighborhoods.

- **“new construction”** – the construction of housing on a vacant site or a site previously used for non-housing purposes, or the addition of housing units to a property, but not including the rehabilitation or replacement of housing units, whether vacant or occupied, without a material increase in the floor area used for housing on the site.
- **“NHOP”** – Levy Neighborhood Housing Opportunity Program
- **“NOFA”** – Notice of Funding Availability
- **“non-homeless persons with special needs”** – includes frail elderly persons, persons living with HIV/AIDS, disabled persons.
- **“OED”** – Office of Economic Development
- **“Office of Economic Development”** <http://www.seattle.gov/EconomicDevelopment/> – the Seattle Office of Economic Development, and any successor departments or offices of the City.
- **“Office of Housing”** <http://www.seattle.gov/housing/> – the Seattle Office of Housing, and any successor departments or offices of the City.
- **“OH”** – Office of Housing
- **“overcrowding”** – for purposes of describing relative housing needs, occupancy of a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.
- **“owner”** – a household that owns the housing unit it occupies. (U.S. Census definition)
- **“person with a disability”** – federal regulatory definition includes: a person who is determined to
  - (1) Have a physical, mental or emotional impairment that:
    - (i) is expected to be of long-continued and indefinite duration;
    - (ii) substantially impedes his or her ability to live independently; and
    - (iii) is of such a nature that the ability could be improved by more suitable housing conditions; or
  - (2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or
  - (3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.



- **“project-based rental assistance or subsidies”** – rental assistance or subsidies provided for a project, not for a specific tenant. Tenants benefiting from project-based rental assistance give up the right to that assistance upon moving from the project.
- **“Public Use Microdata Sample”** – A subset of the ACS data for the Seattle area that was compiled by the Puget Sound Regional Council. PUMS data are used in this Plan to provide detailed information about housing market issues. The ACS PUMS dataset comprises about 40% of the sample in the ACS as a whole, or about 1% of households in the nation.
- **“PUMS”** – Public Use Microdata Sample
- **“rental assistance”** – rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.
- **“renter”** – a household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)
- **“Safe Harbors”** – the Seattle/King County Homeless Management Information System. Safe Harbors is used to collect information about people who use homeless services.
- **“Seattle median income”** – median income estimates specific to Seattle households that have been calculated using estimates from the U.S. Census Bureau’s 2006 American Community Survey (ACS). Use of the Seattle median income in some sections of this Consolidated Plan enables findings on income to be expressed consistent with other observations regarding household characteristics that are based on ACS estimates for Seattle.
- **“senior household”** – a one or two person household in which the head of the household or spouse is at least 62 years of age.
- **“senior person”** – an individual who is at least 62 years of age.
- **“service needs”** – the particular services identified for vulnerable populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent loss of housing, premature institutionalization and assist individuals to continue living independently.
- **“severe housing cost burden”** – the extent to which gross housing costs, including utility costs, exceed 50% of gross household income, based on data published by the U.S. Census Bureau.
- **“SHA”** – Seattle Housing Authority
- **“sheltered”** – families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, domestic violence

shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

- **“single room occupancy”** – an SRO is a residential building that provides small private rooms, each of which is intended for occupancy by one individual. SRO buildings often contain kitchen and bathroom facilities that are shared by multiple residents.
- **“SIP”** – Strategic Investment Plan
- **“small household”** – a household comprised of one or two persons.
- **“Sound Families Initiative”** – a program to develop new transitional housing and to expand support services for homeless families, or families in danger of becoming homeless in King, Pierce and Snohomish counties.
- **“SMI”** – Seattle median income
- **“Southeast Seattle Action Agenda”** – a broad vision for the revitalization of Southeast Seattle that resulted from a City-led, community-driven process in 2005. The City’s Office of Economic Development established a Neighborhood Revitalization Strategy Area (NRSA) in Southeast Seattle based on the Action Agenda to provide a tool for the use of federal Community Development Block Grant funds.
- **“SRO”** – single room occupancy
- **“Strategic Investment Plan (SIP)”** – a Seattle Human Services Department plan that provides high-level policy direction and recommendations for the City’s investments in the people of Seattle. The plan sets human services investment priorities, guides budgeting decisions, and identifies the most effective strategies.
- **“subsidized rental housing”** – assisted housing (see Glossary definition) that receives or has received project-based governmental assistance for capital costs and is rented to, or held for rent exclusively to, low-income households as determined at the time of the household’s initial occupancy (or the time of provision of the assistance, if later). Subsidized rental housing does not include owner-occupied units, nor does it include units occupied by Section 8 voucher holders in otherwise unregulated housing.
- **“Substantial Amendment”** – major changes in an approved housing strategy or allocation plan.
- **“supportive housing”** – housing, including housing units or group quarters, that includes supportive services.
- **“supportive service need in FSS Plan”** – the plan that Public Housing Authorities (PHAs) administering a Family Self-Sufficiency program are required to develop to

identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary or postsecondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

- **“supportive services”** – services provided to residents for the purpose of facilitating their independence. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.
- **“TANF”** – Temporary Assistance to Needy Families
- **“TDR”** – transferable development rights
- **“Temporary Assistance to Needy Families”** – a federal program created through the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, which replaced the old welfare system. TANF is designed to focus on work and responsibility.
- **“tenant-based rental assistance or subsidy”** – a form of rental assistance or subsidy provided for the tenant, not for the project such as Section 8 vouchers or certificates.
- **“Tenant Relocation Assistance Ordinance”** – a Seattle ordinance that provides benefits for residential tenants who will be displaced by housing demolition, substantial rehabilitation, change of use or removal of use restrictions on assisted housing. Benefits include payment of relocation assistance to low-income tenants and advance notice of planned development.
- **“transitional housing”** – a type of supportive housing that is designed to provide housing and appropriate supportive services to homeless persons to foster independence and the transition into permanent housing.
- **“TRAO”** – Tenant Relocation Assistance Ordinance
- **“very low-income household”** – a household whose income does not exceed 50% of median family income, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 50% of the median for the area on the basis of findings by HUD that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.
- **Youth Development & Achievement (YDA)** (formerly the Family and Youth Services Division, FYS) builds on the strengths of young people while providing support services to homeless youth and youth needing job skills training and education.

## 6.2 Website references/links to cited plans and research

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### Section 1: Executive Summary

1. Source: [http://www.forbes.com/realestate/2008/07/18/inflation-unaffordable-cities-forbeslife-cx\\_mw\\_0718realestate.html](http://www.forbes.com/realestate/2008/07/18/inflation-unaffordable-cities-forbeslife-cx_mw_0718realestate.html),

*America's Increasingly Unaffordable Cities"*

Contact: Matt Woolsey

Forbes.com, e-magazine

### Section 2: Community and Demographic Profile

1. Source: <http://www.census.gov/acs/www/>

*American Community Survey (ACS) home page*

Name: U. S. Census Bureau

Contact the American Community Survey Office by [email](#) or by phone at **1-888-456-7215**, or visit [ask.census.gov](http://ask.census.gov) for further information

2. Source: [http://www.ofm.wa.gov/pop/poptrends/poptrends\\_07.pdf](http://www.ofm.wa.gov/pop/poptrends/poptrends_07.pdf)

*OFM 2007 Population Trends report*

Contact: Theresa J. Lowe, Chief Demographer

Forecasting, Office of Financial Management

360/902-0588

[theresa.lowe@ofm.wa.gov](mailto:theresa.lowe@ofm.wa.gov)

3. Source: <http://www.ofm.wa.gov/pop/april1/default.asp>

*2008 OFM April 1 Population of Cities, Towns, and Counties Used for Allocation of Selected State Revenues*

Forecasting, Office of Financial Management

E-mail: [OFM.Forecasting@ofm.wa.gov](mailto:OFM.Forecasting@ofm.wa.gov)

4. Source: <http://www.psrc.org/projects/vision/pubs/vision2040/index.htm>

*Vision 2040*

Puget Sound Regional Council

General Information, Website, Publications [Information Center](#) 206-464-7532,

[info@psrc.org](mailto:info@psrc.org)

5. Source: [http://www.agingkingcounty.org/docs/AreaPlan2008-2011\\_Final.pdf](http://www.agingkingcounty.org/docs/AreaPlan2008-2011_Final.pdf)  
  
***Area Agency on Aging for King County, 2008-2011 Plan***  
Contact: Karen Winston, Area Agency on Aging  
Seattle Human Services Department  
[Karen.Winston@seattle.gov](mailto:Karen.Winston@seattle.gov)
6. Source:  
[http://www.seattle.gov/DPD/stellent/groups/pan/@pan/documents/web\\_informational/dpds\\_006762.pdf](http://www.seattle.gov/DPD/stellent/groups/pan/@pan/documents/web_informational/dpds_006762.pdf)  
  
***Demographic Snapshots***  
**Diana Cornelius**  
**(206) 615-0843**  
**diana.cornelius@seattle.gov**
7. Source: [www.advancingequality.org](http://www.advancingequality.org)  
  
***A Community of Contrasts: Asian Americans and Pacific Islanders in the United States***  
Asian Pacific Legal Center of Southern California
8. Source: <http://www.bls.gov/home.htm>  
  
***U. S. Bureau of Labor Statistics***, home page
9. Source: <http://www.dsaa.com/productsservices/publications/default.cfm>  
  
***Dupre & Scott, Apartment Market Investment Research & Advice***  
Commercial website
10. Source:  
  
***State Employment Security Department, wage information from Seattle-Bellevue-Everett Metro Area, 2008***  
OH cite – Rental Affordability table

## Section 3: Needs Assessment

1. Source: <http://www.census.gov/acs/www/>  
  
***American Community Survey (ACS) home page***  
Name: U. S. Census Bureau

Contact the American Community Survey Office by [email](#) or by phone at **1-888-456-7215**, or visit [ask.census.gov](http://ask.census.gov) for further information

2. Source: Office of Housing – Puget Sound Regional Council PUMS data

***Estimates of Seattle households with severe housing cost burden***

Contact: Office of Housing, Laura Hewitt Walker at [laura.hewitt@seattle.gov](mailto:laura.hewitt@seattle.gov)

3. Source: Seattle Department of Planning and Development <http://www.seattle.gov/dpd/>

***Housing Unit Estimates***

Contact: Office of Housing, Laura Hewitt Walker at [laura.hewitt@seattle.gov](mailto:laura.hewitt@seattle.gov)

4. Source: Simmons, Patrick A., Patterns and Trends in Overcrowded Housing: Early Results from Census 2000, Fannie Mae Foundation Census Note 09, August 2002, p. 16

***Housing Overcrowding Estimates***

Contact: Office of Housing, Laura Hewitt Walker at [laura.hewitt@seattle.gov](mailto:laura.hewitt@seattle.gov)

5. Source: <http://www.dsaa.com/productsservices/publications/default.cfm>

***Dupre & Scott, Apartment Market Investment Research & Advice***

Commercial website

6. Source: [http://www.nwmls.com/discover/print\\_xpf.cfm?SectionGroupsID=98&SectionListsID=275&PageID=4014](http://www.nwmls.com/discover/print_xpf.cfm?SectionGroupsID=98&SectionListsID=275&PageID=4014)

***Northwest Multiple Listing Service***

Contact: 425-820-9200 | Fax: 425-821-3705 | Toll Free: 800-541-0455 (WA only)

7. Source: <http://www.dsaa.com/productsservices/publications/default.cfm>

***Dupre+Scott Apartment Advisors, Condominium Conversion and Reconversion Lists, 9/5/08.***

Commercial website

8. Source: <http://www.esd.wa.gov/>

***Wage information for Seattle-Bellevue-Everett Metro area from State Employment Security Department, 2008;***

Contact: State Employment Security Department

9. Source: <http://www.seattlehousing.org/Development/assetman/MTWcomments.html>

***FY 2007 Moving to Work Annual Report***

Contact: Andria Lazaga, (206) 615-3546 or [alazaga@seattlehousing.org](mailto:alazaga@seattlehousing.org)

10. Source: <http://www.homelessinfo.org/onc.html>

***Seattle/King County Coalition for the Homeless, 2008 One Night Count***

11. Source: <http://www.cehkc.org/plan.aspx>

***Seattle/King County Ten Year Plan to End Homelessness***

Contact: Seattle Human Services Department, Andrea Akita, (206) 684-0113 or

[Andrea.Akita@seattle.gov](mailto:Andrea.Akita@seattle.gov)

12. Source: <http://www.seattle.gov/humanservices/emergencyservices/safeharbors.htm>

***Safe Harbors Homeless Management Information System (HMIS) data***

Contact: Sola Plumacher, (206) 733-9404, or [Sola.Plumacher@seattle.gov](mailto:Sola.Plumacher@seattle.gov)

13. Source: <http://www.metrokc.gov/dchs/mhd/actionplan.htm>

***Mental Illness and Drug Dependency Action Plan, October 2007***

Contact: [Amnon Shoenfeld](#) Director,

King County Mental Health, Chemical Abuse and Dependency Services Division

14. Source: <http://www.seattle.gov/housing/homeless/default.htm>

***Ten-Year Plan Production Report, February 29, 2008***

Contact: Office of Housing, Bill Rumpf, [bill.rumpf@seattle.gov](mailto:bill.rumpf@seattle.gov)

15. Source: <http://www.kingcounty.gov/healthservices/health/communicable/hiv.aspx>

***HIV AIDS Epidemiology Report, Second Half of 2007, Volume 71***

Contact: HIV/AIDS Epidemiology Unit, Public Health–Seattle & King County, 206-296-4649.

16. Source: Seattle Human Services Department, HOPWA programs

***Seattle-King County HIV/AIDS Housing Plan prepared by AIDS Housing of Washington (currently Building Changes), September 2004***

Contact: City of Seattle Human Services Department, Kim von Henkle at (206) 615-1573, [Kim.vonHenkle@seattle.gov](mailto:Kim.vonHenkle@seattle.gov)

17. Source: <http://www.dva.wa.gov/PDF%20files/2007%20-%202011%20Strategic%20Plan.pdf>

***WA State Department of Veterans Affairs (WDVA) 2007-2011 Strategic Plan***

18. Source: <http://www.dva.wa.gov/PDF%20files/Strategic%20Plan.pdf>

***WA State Department of Veterans Affairs (WDVA) 2009-2013 Strategic Plan***

19. Source: <http://www.seattle.gov/humanservices/domesticviolence/>

***Toward Safety and Justice: Domestic Violence in Seattle 2006***

Contact: Seattle Human Services Department, Linda Olsen, (206) 286-1036,  
[Linda.Olsen@seattle.gov](mailto:Linda.Olsen@seattle.gov)

20. Source:  
[http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/DVCriminalJusticeStrategicPlan\\_20052009.pdf](http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/DVCriminalJusticeStrategicPlan_20052009.pdf)

2005-2009 Strategic Plan on Seattle's Criminal Justice Response to Domestic Violence, September 5, 2005

Contact: Seattle Human Services Department, Linda Olsen, (206) 286-1036,  
[Linda.Olsen@seattle.gov](mailto:Linda.Olsen@seattle.gov)

21. Source:  
<http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/DVHomelessStrategicPlanApril182007.pdf>

***2007-2010 City of Seattle Human Services Department Domestic Violence and Homelessness Strategic Plan***

Contact: Seattle Human Services Department, Linda Olsen, (206) 286-1036,  
[Linda.Olsen@seattle.gov](mailto:Linda.Olsen@seattle.gov)

22. Source: [http://www.agingkingcounty.org/docs/AreaPlan2008-2011\\_Final.pdf](http://www.agingkingcounty.org/docs/AreaPlan2008-2011_Final.pdf)

***Area Agency on Aging (AAA) 2008-2010 Strategic Plan***

Contact: Seattle Human Services Department, Karen Winston, (206) 684-0706,  
[Karen.Winston@seattle.gov](mailto:Karen.Winston@seattle.gov)

23. Source: <http://www.wfalliance.org/Stories/acloserlook/>

***Women's Funding Alliance A Closer Look: landmark study of women and Girls in four Counties of the Puget Sound***

24. Source: <http://www.acf.hhs.gov/programs/orr/data/fy2007RA.htm>

***U.S. Department of Health & Human Services: Administration for Children & Families-Office of Refugee Resettlement, Fiscal Year 2007 Refugee Arrivals***



25. Source: [http://www.seattleschools.org/area/siso/disprof/2005/disprof\\_2005.xml](http://www.seattleschools.org/area/siso/disprof/2005/disprof_2005.xml)  
  
***Data Profile Summary 2007***  
Contact: Seattle Public Schools, District Headquarters
26. Source: <http://www.cehkc.org/happening.aspx>  
  
***A Plan to End Young Adult Homelessness in King County***  
Contact: Marci Curtin, (206) 684-0550, [Marci.Curtin@seattle.gov](mailto:Marci.Curtin@seattle.gov)
27. Source: [www.advancingequality.org](http://www.advancingequality.org).  
  
***A Community of Contrasts: Asian Americans and Pacific Islanders in the United States***  
Contact: Asian Pacific Center of Southern California
28. Source:  
<http://www.seattle.gov/mayor/issues/rsji/docs/061205IRCommEngagementExecutiveFINAL.pdf>  
  
***Immigrant and Refugee Community Engagement Project Summary Report***,  
***January 2007***  
Contact: Seattle Human Services Department, Arlene Oki, (206) 684-0106,  
[Arlene.Oki@seattle.gov](mailto:Arlene.Oki@seattle.gov)
29. Source: <http://www.nimh.nih.gov/health/statistics/ncsr-study/index.shtml>  
  
***NCS-R - National Comorbidity Survey Replication***  
Contact: National Institute of Mental Health
30. Source: [Psychiatric Serv.](#) 2002;53(4):452-7).  
  
***Identifying meaningful subgroups of adults with severe mental illness***  
Contact: Seattle Human Services Department, Susan Kinne, (206) 615-1751,  
[Susan.Kinne@seattle.gov](mailto:Susan.Kinne@seattle.gov)
31. Source:  
  
2008 Communities Count Survey  
Contact: Seattle Human Services Department, Susan Kinne, (206) 615-1751,  
[Susan.Kinne@seattle.gov](mailto:Susan.Kinne@seattle.gov)
32. Source: <http://www.samhsa.gov/reports/congress2002>  
  
***Report to Congress on the Prevention and Treatment of Co-occurring Substance Abuse Disorders and Mental Disorders***

Contact: US Department of Health and Human Services, Substance Abuse and Mental Health Services Administration

33. Source: <http://www.metrokc.gov/health/subabuse/drugtrends0707.pdf>.

***Drug Abuse Trends in Seattle and King County***

Contact: Seattle Human Services Department, Susan Kinne, (206) 615-1751,  
[Susan.Kinne@seattle.gov](mailto:Susan.Kinne@seattle.gov)

34. Source: <http://www.metrokc.gov/health/subabuse/drugtrends0707.pdf>

***Drug Abuse Trends in Seattle and King County. Bi-annual Report by the Community Epidemiology Work Group of PHSKC and the University of Washington***

Contact: Seattle Human Services Department, Susan Kinne, (206) 615-1751,  
[Susan.Kinne@seattle.gov](mailto:Susan.Kinne@seattle.gov)

35. Source: <http://www.huduser.org/Publications/pdf/hsgfirst.pdf>

***Housing First, July 2007***

Contact: Housing and Urban Development Department (HUD)

36. Source: King County Assessor

***Commercial Area Reports, 2002, 2007 (price of vacant land data)***

Contact: Office of Economic Development, Nancy Yamamoto, (206) 684-8189,  
[Nancy.Yamamoto@seattle.gov](mailto:Nancy.Yamamoto@seattle.gov)

## **Section 4: Strategic Plan**

1. Source: [http://www.seattle.gov/humanservices/sip/SIP\\_Update.pdf](http://www.seattle.gov/humanservices/sip/SIP_Update.pdf)

***2008 Update to the Strategic Investment Plan***

Contact: City of Seattle, Human Services Department

2. Source:  
<http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/DVHomelessStrategicPlanApril182007.pdf>

***2007-2010 Domestic Violence and Homelessness Strategic Plan, City of Seattle***

Contact: Human Services Department Domestic Violence and Sexual Assault Prevention Division

3. Source:  
[http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/Report\\_TowardSafetyAndJustice.pdf](http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/Report_TowardSafetyAndJustice.pdf)

***Toward Safety and Justice: Domestic Violence in Seattle - 2006***

Contact: Human Services Department - Domestic Violence and Sexual Assault Prevention Division

4. Source: [http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/DVCriminalJusticeStrategicPlan\\_20052009.pdf](http://www.seattle.gov/humanservices/domesticviolence/preventioncouncil/DVCriminalJusticeStrategicPlan_20052009.pdf),

***2005-2009 Strategic Plan on Seattle's Criminal Justice Response to Domestic Violence***

Contact: Regional Domestic Violence Prevention Council

5. Source: [http://www.seattle.gov/economicdevelopment/pdf\\_files/OED%20Strategic%20Plan%202004-2009,%20Berk,%20LowRES.pdf](http://www.seattle.gov/economicdevelopment/pdf_files/OED%20Strategic%20Plan%202004-2009,%20Berk,%20LowRES.pdf)

***2004-2009 Office of Economic Development Strategic Action Plan***

Contact: Office of Economic Development, Nancy Yamamoto, (206) 684-8189, [Nancy.Yamamoto@seattle.gov](mailto:Nancy.Yamamoto@seattle.gov)

6. Source: <http://www.seattle.gov/mayor/issues/sesaa/>

***Southeast Seattle Action Agenda***

Contact: Office of Economic Development, Nancy Yamamoto, (206) 684-8189, [Nancy.Yamamoto@seattle.gov](mailto:Nancy.Yamamoto@seattle.gov)

7. Source: <http://www.cehkc.org/plan10/plan.aspx>

***A Roof Over Every Bed: Ten Year Plan to End Homelessness in King County***

8. Source: <http://www.seattle.gov/housing/pubs/LevyReport-2007.pdf>

***City of Seattle Housing Levy Impact – 2007 Report of Accomplishments***

Contact: Rick Hooper, Seattle Office of Housing  
(206) 684-0338, or [rick.hooper@seattle.gov](mailto:rick.hooper@seattle.gov)

9. Source: <http://www.seattle.gov/housing/pubs/HomesWithinReach-report2007.pdf>

***Seattle Homes Within Reach Program Report – June 2007***

10. Source: <http://www.seattle.gov/housing/pubs/SeattleHousingInventory.pdf>

***Seattle Housing Inventory – March 2007***

Contact: Rick Hooper, Seattle Office of Housing

(206) 684-0338, or [rick.hooper@seattle.gov](mailto:rick.hooper@seattle.gov)

11. Source: <http://www.seattle.gov/news/detail.asp?ID=8129&Dept=40>

***2007 Announcement of Foreclosure Prevention Program***

## 6.3 Contact Us

Questions and comments on the 2009-2012 Consolidated Plan or any of the reports issued by the Homeless Intervention and Block Grant Administration Division may be handled by phone, mail or e-mail.

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**The Consolidated Plan and CDBG related reports can be found online at:**

[http://www.seattle.gov/humanservices/community\\_development/conplan/default.htm](http://www.seattle.gov/humanservices/community_development/conplan/default.htm)

**Call or email at:**

Michael Look, CDBG Administrator, HIBGA

(206) 615-1717

[Michael.Look@seattle.gov](mailto:Michael.Look@seattle.gov)

Debra Rhinehart, Senior Planner, HIBGA

(206) 684-0574

[Debra.Rhinehart@seattle.gov](mailto:Debra.Rhinehart@seattle.gov)

Contact the main office of the Human Services Department at 206-386-1001

**For those with hearing impairments;** call 206-684-0702 (TDD)

**Mailing Address:**

Seattle Human Services Department  
Homelessness Intervention & Block Grant Administration  
700 5th Ave Suite 5800  
PO Box 34215  
Seattle WA 98124-4215

City of Seattle Mayor Greg Nickels has launched an Immigrant and Refugee initiative as part of Seattle's commitment to improve access to services for an increasingly multi-cultural and diverse population. The initiative includes a translation and interpretation policy. The policy guides the City's efforts to provide access to key services and increase the transparency of City forms and publications through languages other than English. Interested residents and community groups may request pertinent sections of the 2009-2012 Consolidated Plan for translation into Spanish, Vietnamese, Cantonese, Mandarin, Somali, Tagalog and Korean. In addition, translations of the Frequently Asked Questions (FAQ) about the Consolidated Plan are planned for the CDBG website listed above.

Non-English speaking community members and **sight-impaired persons** can contact the CDBG Administration Office at 206-684-0288 or e-mail to [blockgrants@seattle.gov](mailto:blockgrants@seattle.gov) to make arrangements for translated materials, text only versions of documents, or recordings.

## **6.4 Frequently Asked Questions (FAQ) about development of the 2009-2012 Consolidated Plan**

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### **What does the Consolidated Plan do?**

The Consolidated Plan represents an agreement between the City of Seattle and the U.S. Department of Housing and Urban Development (HUD) that guides grant expenditures of approximately **\$21 million** in four federal grants. The four federal grant programs covered in this 2009-2012 Consolidated Plan are:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership
- Emergency Shelter Grant Program (ESGP)
- Housing Opportunities for Persons with AIDS (HOPWA)

### **What do those four federal grants do for Seattle communities?**

During 2007, Consolidated Plan funds:

- Preserved or produced 417 units of affordable rental housing
- Helped 61 families purchase their first homes
- Moved 972 homeless households into transitional or permanent housing
- Averted housing loss (evictions) for 784 households
- Provided \$8.8 million in CDBG-secured loans to three community and economic development projects
- Helped develop 21,500 square feet of commercial or community space for businesses and neighborhoods
- Provided \$2.5 million in loans to four businesses in the Rainier Valley to promote community revitalization

### **What does the data say about the needs of Seattle's communities and residents?**

Much of our analysis confirms trends that are already informally discussed by community members:

- Seattle's strengthening economy over the last five years has led to rising land values and residential and commercial rents. These increases pose a challenge for many residents seeking affordable housing and affordable commercial space for businesses, particularly small businesses located in previously under-invested neighborhoods such as the Central Area, the International District, Rainier Valley, and Delridge.

- Due in part to rising rents, approximately 19% of renters in Seattle now pay more than half their income for rent (approximately 21,400 households - not including one-person student households). These renters are severely burdened by this cost and at risk of losing their housing. Paying such high rents makes it very difficult for these renters to afford other household expenses---at a time when food, transportation, and many other critical needs are increasing in price.
- According to a Forbes.com July, 17, 2008 article, “Seattle's 3.7% unemployment rate, well under the national average of 5.5%, would normally be a good thing. But a growing economy with low unemployment drives up wages and costs. The Emerald City's consumer prices are up 5.8% from this time last year, which ties for the highest inflation rate in the country with Dallas, where high energy costs for home cooling and driving are eating up incomes.”
- In the past eight years, Seattle home prices have risen dramatically but wages have seen significantly less growth. From 2000 to 2008, the average single-family home price increased 77%, from \$316,800 to \$559,300. From 2000 the 2008, the average condo increased 62%, from \$244,050 to \$396,150. Meanwhile, the annual salary of the average Seattle worker increased only 31%, from \$49,000 to \$64,000 in the same period.
- Link Light Rail construction along Martin Luther King Jr. Way South was substantially completed at the end of 2007 and many of the neighborhood's businesses are in a fragile and vulnerable state as a result of the length and depth of the construction impacts that interrupted their business activities.
- In Seattle's Central Area, Delridge/Southwest Seattle, Chinatown/International District, and Rainier Valley/Southeast Seattle neighborhoods, new mixed-use and commercial economic development projects that meet both affordable housing and commercial needs cannot generally be developed feasibly without support from a public financing or assistance program.
- The *Safe Harbors* Homeless Management Information System shows more than 9,000 uniquely identified and unduplicated people received services from participating publicly funded emergency shelters and transitional housing programs in King County in 2007.
- There were 6,320 King County residents living with HIV or AIDS at the beginning of 2008, of whom approximately 80%, or 5,047 live in Seattle.
- Housing assistance and housing-related services are among the greatest unmet need identified by persons living with HIV/AIDS, according to data from the 2007 Comprehensive HIV Needs Assessment compiled by Seattle/King County Public Health. Assessment data estimates that more than 1,036 people living with AIDS need assistance finding housing and/or emergency, short-term or ongoing rental assistance.
- In 2007, a total of 981 individuals were served through domestic violence shelter/transitional housing/motel voucher programs in Seattle and King County. Fully 25% of those in the emergency system were young children aged 0-5 years. Another

1,165 adults (who may or may not have entered shelter) received counseling through Domestic Violence Community Advocacy programs throughout King County. Even though emergency shelter and transitional housing capacity has increased for victims of domestic violence in recent years, shelter turn-away rates continue to rise. The duplicated turn-away rate for Seattle and King County averages 18 to 1.

### **How will the City spend the \$21 million over the next four years?**

The 2009-2012 Consolidated Plan reflects ongoing commitments, begun in 2006, to support the regional Ten-Year Plan to End Homelessness and the completion of the adopted Southeast Seattle Neighborhood Revitalization Strategy Area plan. The Consolidated Plan identifies the current use of federal CDBG, ESG, HOME and HOPWA primarily in the following areas:

- Public services targeted to homeless families and individuals guided by the Ten-Year Plan to End Homelessness (\$7 million)
- Building, acquiring and/or rehabilitating low-income housing through private nonprofit and public housing developers (\$7.9 million)
- Encouraging economic development through neighborhood revitalization investments and small business loans, including the Rainier Valley NRSA (\$5 million)
- Facility improvement loans to community nonprofits whose work benefits low- and moderate-income Seattle households (\$400,000)

### **How did the City come up with the strategies in the Plan?**

The City of Seattle is fortunate to draw on a wealth of internally and externally developed plans to guide the creation of strategies and funding priorities to meet community needs. Integration of priorities identified from these community-based plans into this Consolidated Plan offers the advantages of avoiding redundant planning processes, enhancing coordination and leveraging of funds among the multiple federal, state and local resources used by the City and its partners to create the housing and service network, and honoring the staff expertise and stakeholder and consumer feedback embedded in these established plans.

### **A partial listing of plans referenced by or integrated into the 2009-2012 Consolidated Plan includes:**

- Seattle/King County Domestic Violence Regional Council Plan
- Seattle/King County Area Agency on Aging 2008-2011 Strategic Plan
- State Department of Veterans' Affairs 2009 Strategic Plan
- Seattle/King County Public Health Plan
- Office of Economic Development - Southeast Seattle Action Agenda
- Office of Housing – 2009 Levy Needs Assessment
- Human Services Department - 2009 Updated Strategic Investment Plan
- City of Seattle Analysis of Impediments to Affordable Housing



- City of Seattle Growth Management Plan & Annual Amendments
- A Roof Over Every Bed: Our Community's Ten-Year Plan to End Homelessness in King County
- Seattle Housing Authority – Annual Plan
- Women's Funding Alliance – Four County strategies for Women and Children
- United Way – Addressing Chronic Homelessness
- Committee to End Homelessness (CEH) - Report on Homeless Youth and Young Adults

## **How could the Consolidated Plan affect my interests?**

The 2009-2012 Consolidated Plan talks about the needs of homeless, very low-income households and up to moderate-income households. The Housing Market section lays out what we know about the cost burden on renters and homeowners in Seattle and what we think may happen over the next four years that will affect availability of affordable housing in the region. Public housing issues are also included in the proposed strategies.

The Four-Year Strategies Matrix provides an overall picture of the types of programs and who may benefit from the City's allocation of federal, state and local funds. The federal funds allocated through these programs are combined with over ***\$68 million annually*** to health and human services through its General Fund and the Families and Education Levy.

Additionally, Seattle voters have approved for ***16 consecutive years over \$242 million*** in local Housing Levy funds to provide affordable housing opportunities for low-income Seattle residents. Similarly, lending from CDBG Section 108, Float Loan and Equity Fund provides necessary gap financing to stimulate private housing, commercial and mixed-use development. Oftentimes, projects are infeasible without this public sector involvement. From 2001 to 2007, the City invested ***\$37,487,134*** in economic development projects that resulted in 728 new residential units and 255,803 square feet of commercial space. In all, the actions taken through the Consolidated Plan can have wide-ranging impacts on Seattle residents and communities.